



City of Carmel

CARMEL PLAN COMMISSION AGENDA

November 21, 2006

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**
 - 1H. Docket No. 06010003 Z: Guerrero Property – CONT to DEC. 19**

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131st Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.
 - 2H. Docket No. 06050004 Z: 10403 Pennsylvania Street – CONT to DEC. 19**

The applicant seeks to create to rezone property from R1 to B5.

The site is located at 10403 Pennsylvania Street and is zoned R1 within the Home Place Overlay.

Filed by Marshall Andich (owner).

- 3H. **Docket No. 06090029 DP/ADLS: Red Robin Michigan Road**
The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 6,350-square foot restaurant.
The site is located at 9901 Michigan Road and is zoned B2. It is within the Michigan Road/US 421 Overlay District.
Filed by John Finnemore of Red Robin International, Inc.
- 4H. **Docket No. 06090041 PP: Towne Oak Estates.**
The applicant seeks primary plat approval for an 18.75-acre site, to be divided into 16 parcels with one public cul-de-sac access point.
In conjunction with this request, the applicant seeks the following waivers:
Docket No. 06100025 SW SCO Chapter 06.03.07 Cul-de-Sac length exceeds 600 feet.
Docket No. 06100026 SW SCO Chapter 06.03.21 Request to have one access point for 16 parcels, two access points required for subdivisions with 15 or more lots.
The site is located south of 131st Street on Towne Road and is zoned S1.
Filed by Matthew Skelton of Baker and Daniels, LLP for 56 Towne, LLC.
- 5H. **Docket No. 06090042 PP: Cherry Tree Grove.**
The applicant seeks primary plat approval for a 20.44-acre site, to be divided into 34 parcels.
The site is located on Cherry Tree Road, south of 146th Street, and is currently zoned S1, with S2 zoning pending Council approval.
In conjunction with this request, the applicant seeks the following waiver:
06100024 SW SCO Chapter 06.03.15 Radius of curvature measured along the center line
Filed by Matthew Skelton of Baker and Daniels, LLP for RDJ Land Development, LLC.
- 6H. **Docket No. 06090044 PP: 122 Penn Development.**
The applicant seeks primary plat approval for a 27.42-acre site, to be divided into 2 parcels.
The site is located at the northeast corner of 122nd St. and Pennsylvania St., and is currently zoned B3.
Filed by Bryan Moll of American Consulting, Inc for 122 Penn Development.
- 7H. **Docket No. 06100001 DP Amend/ADLS Amend: Block E, West Carmel Center.**
The applicant seeks Development Plan Amendment and ADLS Amendment approval for the construction of four, one-story buildings on a 3.04-acre parcel within Block E of Phase II of the West Carmel Center Office Park.
The site is located at the intersection of 106th Street and Michigan Road, within the Michigan Road/US 421 Overlay, and is zoned B5.
Filed by Brett Baumgarten of Coastal Partners.

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Carmel Plan Commission Agenda

I. Old Business

- 1I. **Docket No. 06010008 Z: Midtown Village PUD – CONT to DEC. 19**
The applicant seeks to rezone 18.82 acres from I1/Industrail to PUD for the purpose of creating mixed use development.
The site is located at 510 Third Avenue SW and is zoned I1/Industrial.
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 2I. **Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.**
The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel.
The site is located at 11505 North Pennsylvania Street and is zoned B5.
Filed by E. Davis Coots of Coots, Henke, and Wheeler.
- 3I. **Docket No. 06080032 DP/ADLS: Medical Drive Shoppes**
The applicant seeks to construct a 9,600 square foot, one-story commercial retail building on the site of a former child care facility.
The site is located at 126 Medical Drive and is zoned B8/Business.
Filed by Mukesh Patel (owner).
- 4I. **Docket No. 06080036 Rezone: Park Place PUD.**
The applicant seeks rezoning approval for a 19.55-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for active adult residential development.
The site is located north of 116th Street, on the east side of Guilford Road.
Filed by James Shinaver of Nelson and Frankenberger for Guilford Partners LLC
- 5I. **Docket No. 06080038 DP/ADLS: Midwest ISO.**
The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 100,000 sq. ft. (with a 34,000 sq. ft. basement), 3-story office building located on 10.042 acres. A connecting pedestrian bridge to an existing office building is also proposed.
The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.
Filed by Paul Reis of Bose McKinney & Evans LLP for Carmel Drive Partners, LLC.
- 6I. **Docket No. 06070007 ADLS: 122nd & Penn Development.**
The applicant seeks to construct one, 3-story office building, out of three proposed buildings total, on a 27.41-acre office park.
The site is located at the northeast corner of 122nd Street and Pennsylvania Street, and is zoned B3.
Filed by Paul Reis of Bose McKinney & Evans, LLP for Panattoni Development, LLC

J. New Business

1J. Docket No. 06090039 ADLS: Weston Pointe Professional Center.

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, two-story, 12,280-square foot office building on 2.24 acres.

The site is located at Michigan Road and Weston Pointe Drive, and is zoned B2. It is located within the US 421/Michigan Road Overlay.

Filed by Darci Pellom of Civil Designs, LLP for Williams Realty.

2J. Docket No. 06100005 ADLS: Kohl's of West Carmel Marketplace

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, one-story, 99,148-square foot department store on 8.2 acres.

The site is located at Michigan Road and 99th Street, and is zoned B2 and B3. It is located within the US 421/Michigan Road Overlay.

Filed by Mike Klingl, RLA, of Atwell-Hicks, LLC for Duke Construction.

K. Adjournment